



Melody A. Currey
Commissioner

STATE OF CONNECTICUT
Department of Administrative Services

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September 29, 2016

Mr. Edwin S. Greenberg, Chairman
State Properties Review Board
165 Capitol Avenue
Hartford, CT 06106

Dear Mr. Greenberg:

I am pleased to deliver the Department of Administrative Services (DAS) Annual Report for Fiscal year 2016, required by C.G.C. 4b-2(a), as amended by P. A. 11-51.

DAS is delivering one original copy and six copies for each member of the Board. We will also email it to Brian. Additionally, we will send electronic copies to the clerks of the Senate and the House of Representatives and the Office of Legislative Research, and will send one hard-copy to the State Librarian, pursuant to C.G.S. 11-4a, as amended by P.A. 11-150.

Sincerely,

A handwritten signature in blue ink that reads "Melody A. Currey".

Melody A. Currey
Commissioner

MAC/SPM/dja

Attachment

E-Mail: Mr. Pasquale Salemi, Deputy Commissioner – DAS

Mr. Shane P. Mallory, RPA, Administrator of Leasing and Property Transfer – DAS

Mr. Brian Dillon, Director, State Properties Review Board – DAS

Mr. Kevin Kopetz, Legal Director – DAS



STATE OF CONNECTICUT

165 Capitol Avenue
Hartford, CT 06106-1658

THE DEPARTMENT OF ADMINISTRATIVE SERVICES'

ANNUAL REPORT TO THE STATE PROPERTIES REVIEW BOARD

For Fiscal Year 2016
(July 1, 2015 – June 30, 2016)

Prepared Pursuant to Conn. Gen. Stat. § 4b-2

Connecticut General Statutes § 4b-2 requires the Commissioner of Administrative Services to annually submit to the State Properties Review Board (“SPRB” or the “Board”) a report that includes “all pertinent data on her operations concerning realty acquisitions and the projected needs of the state.”

Section I of this report and its associated appendices provide information relating to real estate activities that fall under the authority of the Department of Administrative Services (“DAS”). Specifically, Section I provides data on the current status of DAS-leased real property, the costs of such leases, and trends relating to leases over time. This section also provides information on lease-outs executed by DAS in FY 2016, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Finally, Section I provides a listing of all consultant agreements executed by DAS’s Department of Construction Services (“DCS”) for work related to the construction, renovation and repair of state buildings and facilities that were approved by SPRB in FY 2016.

Section II of this report discusses real-estate related projections and plans beyond FY 2016. Specifically, this section discusses recent and ongoing efforts by DAS and its partner agencies – including SPRB – to save money for the state by re-negotiating renewal rates, obtaining credits for the waiver of paint and carpet, reducing real estate taxes, leasing out state owned space not currently needed by state agencies, the sale of surplus properties and collapsing leases and moving state agencies when possible into state-owned buildings. In FY 2016, these efforts saved the state approximately \$5,855,374. In addition to the aforementioned savings, DAS leases state-owned real estate generating \$521,317 in annual rental income.

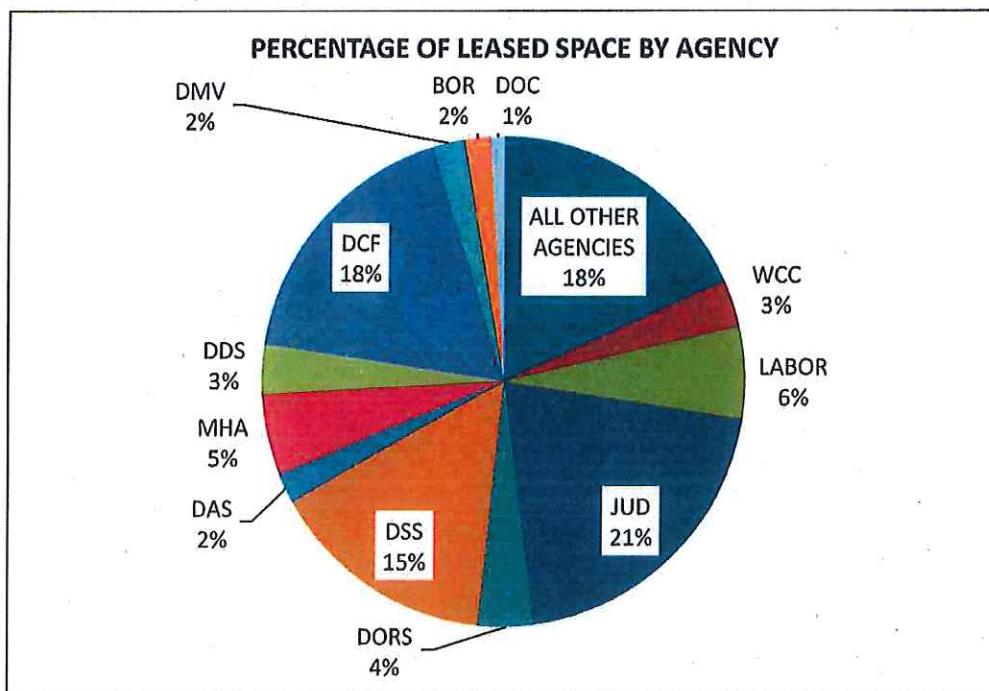
SECTION I: THE STATE'S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2016, DAS leased a total of 2,333,869 net usable square feet ("NUSF") of space on its own behalf and on behalf of other using state agencies and offices. This space is distributed among 157 leases for office space, warehouse space, academic space, courtrooms, medical facilities and other client facilities (i.e. group homes), and other space required by state agencies and offices including leases for parking only. There are an additional 54 lease-outs for a total of 211 lease agreements. In FY 2016, the amount of leased floor space decreased by 172,200 NUSF. This decrease is largely due to the transfer of leased properties to state owned (the largest was the relocation from the lease in East Hartford to the newly State owned building at 55 Farmington Avenue). The total NUSF of leased space in FY 2016 represents a 6.9% decrease in leased space since FY 2015 (from 2,506,069 NUSF).

As DAS is generally responsible for centralized leasing, the figures above not only include space utilized by DAS, but also space utilized by other state agencies, the Judicial Branch, and the Board of Regents ("BOR"). The figures, however, do not include space leased by agencies and offices with independent statutory authority to enter into leases (i.e. UConn, Department of Labor, and Department of Transportation).

The following chart illustrates the percentage of DAS-leased space utilized by individual agencies and branches. As indicated on the chart, the Judicial Branch utilizes the largest proportion of all DAS-leased space among the state agencies and offices. DAS is responsible for the management of leased space throughout the state.



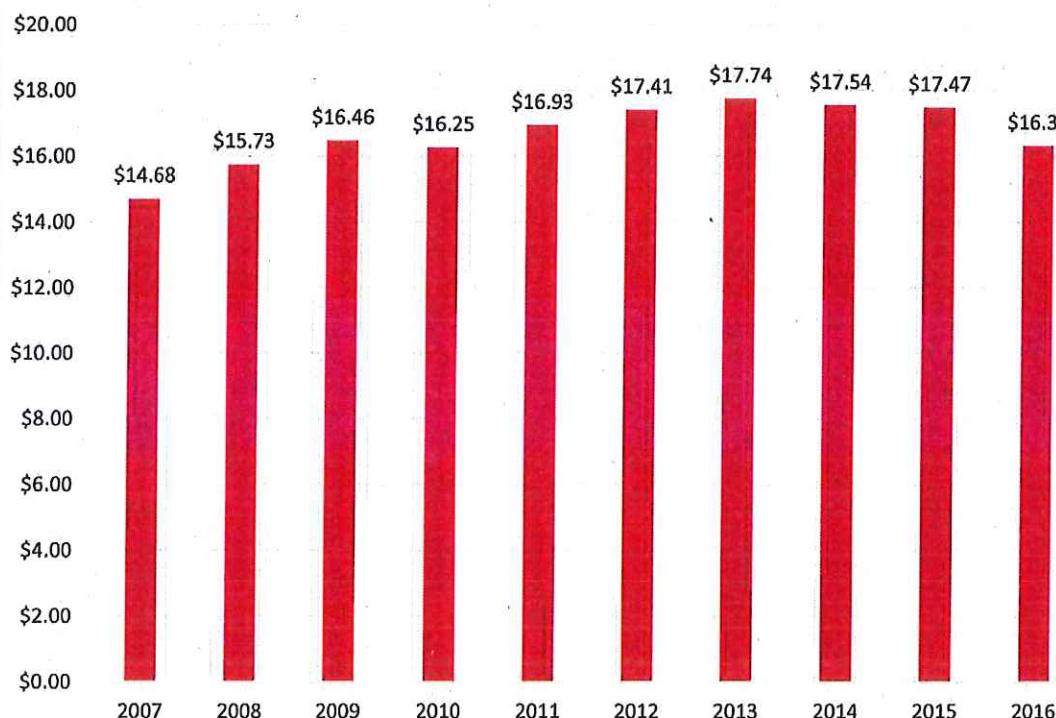
Costs of State-Leased Property. In FY 2016, the state's total annualized cost of leased space under DAS control was \$38,076,760.56. This figure includes base rents, annual parking leases and the ground lease for Morgan Street Garage. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2016 annualized costs represent a 13.02% decrease from the \$43,778,305.90 incurred by the state in overall lease costs in FY 2015.

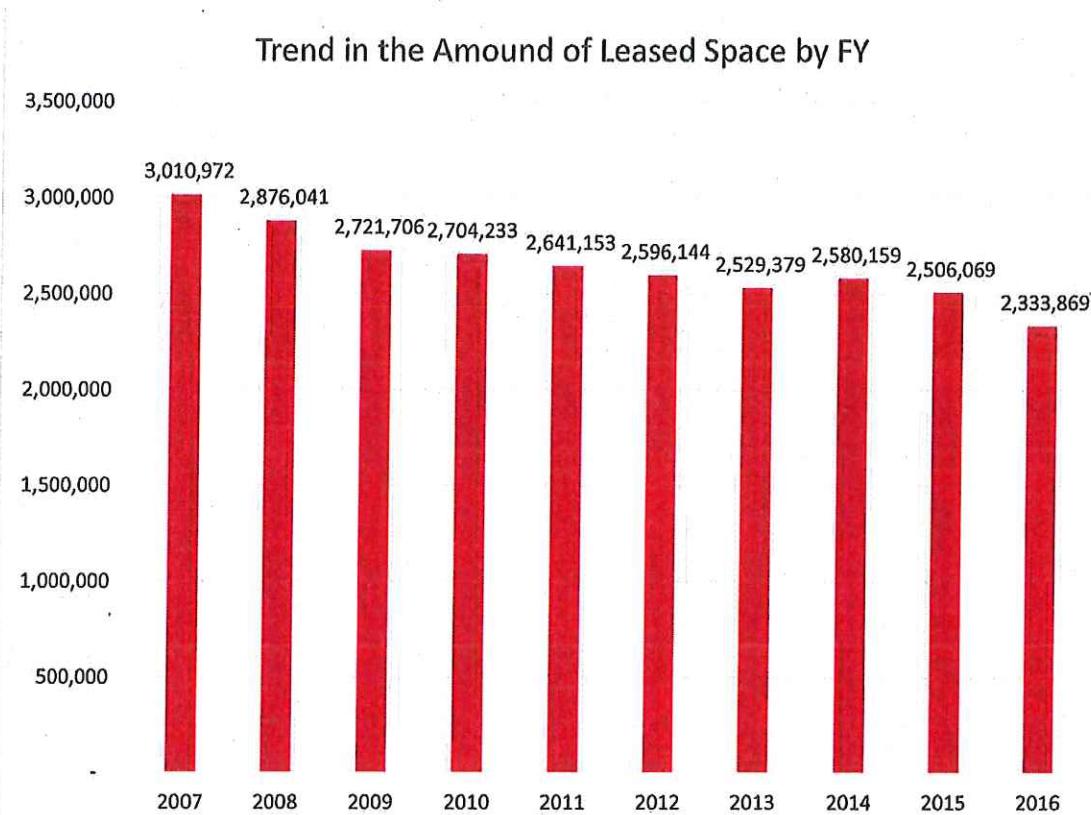
The average cost per square foot of leased space was \$16.31 in FY 2016, a 6.6% decrease from \$17.47 in FY 2015.

Appendix A provides a list of the 133 DAS leases for state agencies and offices as of June 30, 2016, including the address of each property, the agency occupying the property, the NUSF of each property, and the annual rent. This Appendix also includes a listing of and information pertaining to the 24 leases for parking only.

Trends. In the last 10 years, overall leasing costs have decreased by an average of 1.39% per year (inflation averaged 1.82% for the same period) with the average rate per square foot rising from \$14.68 (FY 2007) to \$16.31 (FY 2016). Below are charts illustrating trends in the average lease costs per square foot and the amount of the state's leased space over the last 10 years.

Average Lease Cost Per Square Foot by FY





Leasing Transactions during FY 2016. With regard to lease transactions that occurred specifically during FY 2016, between July 1, 2015 and June 30, 2016, the SPRB approved forty six (46) lease/transfer transactions submitted by DAS. These submissions included 22 office/parking leases, eight (8) relocations/MOU's, one (1) parking only leases and eight (8) lease-out agreements. These leases comprised a total of 520,342 NUSF of space, with an average per square foot cost of \$20.97, parking included in lease. The total annualized value of all approved lease transactions was \$10,912,175.91.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2016.

B. Lease-Out Activity

During FY 2016, the SPRB approved eight (8) lease-out transactions involving state-owned property, totaling 10,075 NUSF of office space in three buildings and three residential apartments. These lease-outs were executed with various non-profits and private individuals.

C. Acquisitions, Sales and Transfers

In FY 2016, DAS received approval from SPRB to acquire two (2) properties for \$2,252,500. A third property, the former Norwich Hospital Campus, was approved for sale by SPRB in 2013 and sold in October 21, 2015 for \$300,000. Further, SPRB approved five (5) property sales, easements or transfer actions in FY 2016. Appendix B includes a complete listing of all purchase, sale, transfer and easement transactions submitted by DAS and approved by the Board in FY 2016.

D. DCS Consultant Agreements Approved by SPRB

The SPRB has statutory responsibility to review and approve certain construction related consultant agreements. Specifically, the SPRB approves contracts requiring consultant services, as defined in Connecticut General Statutes §4b-55, for (1) projects in which the cost of such services exceeds one hundred thousand dollars, (2) on-call contracts under Connecticut General Statutes §4b-51, and (3) task letters issued to a consultant on the on-call list when the cost of the consultant's service will exceed one hundred thousand dollars, or if the cumulative total of all task letters for the same project exceeds \$100,000. In FY 2015, the Board reviewed and approved forty three (43) consultant contracts submitted by DCS, for a total value of \$66,215,181. The Board also reviewed and approved fifty four (54) on-call consultant contracts, including amendments, and/ or task letters for a total value of \$20,594,300.

Appendix 3 provides a listing of all consultant agreements executed by DCS for work related to the construction, renovation and repair of state buildings and facilities that were approved by SPRB in FY 2015, including formal consultant contracts, on-call contracts, task letters and amendments.

SECTION II: PROJECTING THE REALTY NEEDS OF THE STATE

Section 4b-23 of the Connecticut General Statutes requires each state agency to submit to the Office of Policy and Management ("OPM") a long-range (five-year) plan for its facility needs by September first of each even-numbered year. A proposed state facility plan will be prepared by OPM and presented to the State Properties Review Board for its recommendations on or before February fifteenth. DAS's Leasing and Property Transfer Department receives a copy of each agencies' submittal with sufficient time to comment and edit as necessary. The Secretary of OPM submits the recommended state facility plan to the General Assembly for approval on or before March fifteenth in each odd-numbered year. Upon the approval by the General Assembly of the operating and capital budget appropriations, the Secretary of OPM updates and modifies the recommended state facility plan, which then becomes the official "State Facility Plan." The new plan became effective on July 1, 2015. DAS is responsible for implementation of the approved Plan.

One of DAS's real estate-related priorities has been and continues to be the reduction in the amount of square feet leased by the state, by collapsing leases when possible and placing agencies in state-owned buildings. Members of DAS's Leasing and Property Transfer Department are working cooperatively with the staffs of the State Properties Review Board and the OPM Asset Management unit to identify available state-owned buildings that may be utilized in place of leased space.

In Fiscal Years 2013 and 2014, the DAS Leasing and Property Transfer unit, in conjunction with SPRB, OPM and the Office of the Attorney General, successfully completed the purchase and sale agreements on approximately 875,000 gross square feet of office space in Hartford at 55 Farmington Avenue (295,000 gross square feet) and 450 Columbus Blvd. (580,443 gross square feet). The 55 Farmington Avenue property transferred to the state on April 4, 2013. The project team completed the necessary improvements and employees were relocated from 25 Sigourney Street and 99-101 East River Drive and the lease terminated October 2015. This lease in East Hartford alone reduced the square footage leased by the state by approximately 160,000 square feet.

The closing for the 450 Columbus Blvd. building occurred on August 23, 2013 with move-in of employees from 25 Sigourney completed August of 2016. Other state leased/owned facilities (State Office Building) will begin in November of 2016 to be completed by end of February 2017. It is expected that the consolidation of leases by relocating the Constitutional Officers from 55 Elm Street will further reduce the space leased by the

state by approximately 204,000 square feet at a cost of \$5 million per year beginning in 2019. In addition to these large purchases, DAS has also continued to work with OPM, SPRB and other stakeholders to right-size the space needs of state agencies and offices, obtain and maintain necessary space for the best value possible, and dispose of surplus state properties in a manner that is most fiscally advantageous to the state.

DAS's lease portfolio, as planned, decreased in FY 2016 by approximately 6.9%, and the foundation has been set (with the acquisition of the above buildings) to further significantly reduce square footage in FY 2020.

For fiscal year 2016, DAS saved approximately \$5,855,374 for the state by collapsing leases (i.e., BEST into 55 Farmington from East Hartford), renegotiating renewal rates, amending the 55 Elm Street lease to obtain flexibility in terminating the agreement (when 165 Capitol Avenue is ready for occupancy) and receiving payments in excess of \$2.0m for unneeded tenant improvements and carpet and paint. In addition to the aforementioned savings, DAS leases state-owned real estate generating \$521,317 in annual rental income. Leasing and Property Transfer matters are a high priority for its client agencies (having adequate facilities that allows agencies to carry out their missions is critical) and therefore are a high priority for DAS.

The Department also worked on many unique projects, one of kind transactions throughout the year providing its expertise to other agencies in a continuing effort to provide a high level of customer service to the agencies it serves:

- The lease (\$3.6m annually) for 192,253 square feet in East Hartford was terminated in October of 2015 and the employees relocated to the newly purchased 55 Farmington Avenue in Hartford;
- 55 Elm Street. Leasing was able to re-negotiate the lease to provide flexibility necessary for the impending relocation of employees to the State Office Building while at the same time returning at least \$2,179,900 to the State;
- In addition to 22 transactions related to leases and 5 related to purchase or sale, the division also oversaw relocations and consolidations for various agencies. A notable relocation project for The Department of Social Services' move from 3580 Main Street in Hartford to 20 Meadow Street in Windsor to a reduced square footage (and less annual rent) while at the same time placing the new office in the general vicinity of the previous office with improved on-site parking convenience and safety for clientele;
- The department was able to hire a lease compliance officer, after a several year absence (whose duties are required by statute) that will ensure the user agencies/State and therefore the taxpayers are receiving services, etc. required under the agreements;
- The department upgraded its software data base for the state's leasing portfolio (under DAS) that includes automated emails for renewals, rent adjustments and insurance certificate updates eliminating the chance of them being overlooked;
- Assisted Department of Agriculture in obtaining appraisals for rental values on the Hartford Regional Market;
- Purchased 286 Sheldon Street for use by the Department of Correction eliminating a lease; and
- Assisted in the space planning for the eventual relocation of agencies into the State Office Building.

DAS is proud of these accomplishments, and plans to continue working with the Board, OPM and other stakeholders to build upon these savings and achievements in the future.

APPENDIX A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS/SQ FT
OFFICE LEASES					
BRISTOL	430 NO. MAIN ST	BOR	8003	\$122,445.96	\$15.30
MERIDEN	49-55 W. MAIN ST	BOR	12818	\$195,682.80	\$15.27
WINDHAM	729 MAIN ST	BOR	12091	\$145,092.00	\$12.00
NEWINGTON	81-85 ALUMNI RD	BOR	10027	\$80,215.90	\$8.00
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	47750	\$12.00	\$0.00
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$1,011,784.80	\$22.77
DANBURY	131 WEST ST	DCF	13800	\$249,090.00	\$18.05
HARTFORD	110 BARTHOLOMEW AVE	DCF	72692	\$993,877.92	\$13.67
MANCHESTER	364 EAST MIDDLE TPK	DCF	35068	\$561,087.96	\$16.00
MERIDEN	1 WEST MAIN ST	DCF	19856	\$364,648.92	\$18.36
MERIDEN	49-55 W. MAIN ST	DCF	14009	\$225,544.92	\$16.10
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$243,041.00	\$14.00
MILFORD	38 WELLINGTON RD	DCF	39907	\$910,059.24	\$22.80
NEW BRITAIN	1 GROVE ST	DCF	41482	\$644,217.00	\$15.53
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$916,286.52	\$18.50
NORWALK	761 MAIN AVENUE	DCF	23682	\$544,686.00	\$23.00
NORWICH	2 COURTHOUSE SQ	DCF	36022	\$669,372.84	\$18.58
TORRINGTON	62 COMMERCIAL BLVD	DCF	10000	\$125,000.04	\$12.50
WINDHAM	322 MAIN ST	DCF	23263	\$301,488.48	\$12.96
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$528,999.96	\$16.21
NEW HAVEN	370 JAMES ST	DDS	12972	\$194,580.00	\$15.00
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$452,568.00	\$16.44
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$113,652.00	\$13.07
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$346,674.36	\$23.11
DANBURY	2 LEE MAC AVE	DMV	9889	\$173,057.52	\$17.50
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$231,000.00	\$20.09
STAMFORD	137 HENRY STREET	DMV	676	\$1.00	\$0.00
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$115,488.84	\$14.95
WINDHAM	1559 WEST MAIN ST	DMV	9000	\$92,000.04	\$10.22
NEW HAVEN	50 FITCH ST	DOC	5000	\$71,250.00	\$14.25
NEW HAVEN	50 FITCH ST	DOC	4000	\$49,999.80	\$12.50
NORWICH	2-6 CLIFF ST	DOC	3735	\$53,223.72	\$14.25
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$177,000.00	\$18.35

APPENDIX A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS/SQ FT
ANSONIA	158 MAIN STREET SUITE 101	DORS	859	\$8,400.00	\$9.78
BRIDGEPORT	1057 BROAD ST	DORS	6080	\$127,680.00	\$21.00
DANIELSON	95 Westcott Road	DORS	1278	\$19,323.36	\$15.12
EAST HARTFORD	893 MAIN STREET	DORS	1116	\$26,291.04	\$23.56
ENFIELD	786 ENFIELD STREET	DORS	1089	\$14,701.56	\$13.50
HARTFORD	309 WAWARME AVE	DORS	35309	\$563,178.60	\$15.95
MIDDLETOWN	442 SMITH STREET	DORS	1408	\$16,896.00	\$12.00
NEW HAVEN	370 JAMES ST	DORS	5857	\$87,855.00	\$15.00
NEW LONDON	6 SHAWS COVE	DORS	818	\$15,239.90	\$18.63
NORWICH	113 SALEM TNPK	DORS	3500	\$52,500.00	\$15.00
WINDSOR	184 WINDSOR RD.	DORS	33968	\$50,210.16	\$1.48
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$933,237.48	\$16.25
DANBURY	342 MAIN ST	DSS	14643	\$232,092.00	\$15.85
HARTFORD	3580 MAIN ST	DSS	46487	\$620,136.60	\$13.34
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$403,383.00	\$15.90
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$442,336.20	\$16.69
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$769,230.00	\$15.00
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$614,085.96	\$21.68
STAMFORD	1642 BEDFORD ST	DSS	17600	\$277,200.00	\$15.75
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$103,500.00	\$12.50
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$437,760.00	\$16.00
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$238,224.00	\$16.00
WINDHAM	670 MAIN ST	DSS	12003	\$186,046.56	\$15.50
WINDSOR	20 MEADOW ROAD	DSS	47937	\$623,181.00	\$13.00
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$350,674.20	\$10.51
BRISTOL	131 NO. MAIN ST	JUD	22581	\$146,777.04	\$6.50
BRISTOL	225 NO. MAIN ST	JUD	5204	\$82,136.40	\$15.78
DANBURY	319 MAIN ST	JUD	6263	\$84,926.28	\$13.56
DANIELSON	190 MAIN STREET	JUD	5534	\$48,422.52	\$8.75
DERBY	100 ELIZABETH ST	JUD	5730	\$106,921.80	\$18.66
EAST HARTFORD	287 MAIN ST	JUD	8712	\$158,297.04	\$18.17
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$698,811.84	\$20.88
HARTFORD	90 WASHINGTON ST	JUD	79097	\$1,924,447.68	\$24.33
HARTFORD	309 WAWARME AVE	JUD	23223	\$20,182.56	\$0.87
HARTFORD	999 ASYLUM AVE	JUD	10939	\$169,554.48	\$15.50
LITCHFIELD	80 DOYLE RD - OLD BANTAM SCHOOL	JUD	13720	\$181,515.60	\$13.23

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LITCHFIELD	15 WEST ST, ROUTE 202	JUD	2550	\$56,824.20	\$22.28
MANCHESTER	587 EAST MIDDLE TPK	JUD	4760	\$74,589.12	\$15.67
MERIDEN	165 MILLER ST	JUD	6491	\$77,892.00	\$12.00
MIDDLETOWN	484 MAIN ST	JUD	3214	\$47,952.84	\$14.92
MIDDLETOWN	484 MAIN ST	JUD	5950	\$88,238.52	\$14.83
MILFORD	ONE DARINA PL	JUD	4797	\$95,700.10	\$19.95
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$213,294.00	\$13.57
NEW HAVEN	881 STATE ST	JUD	22805	\$324,971.00	\$14.25
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$119,682.00	\$13.08
NORWALK	11 COMMERCE ST	JUD	6249	\$99,984.00	\$16.00
NORWICH	97-105 MAIN ST	JUD	5038	\$80,608.00	\$16.00
PUTNAM	263 KENNEDY DR.a/k/a/265	JUD	2721	\$47,949.70	\$17.62
PUTNAM	267 KENNEDY DRIVE f/k/a 265	JUD	4563	\$77,981.60	\$17.09
ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$199,623.00	\$8.77
TORRINGTON	410 WINSTED RD	JUD	4877	\$81,933.60	\$16.80
VERNON	25 SCHOOL ST	JUD	9072	\$136,080.00	\$15.00
VERNON	428 HARTFORD TPK	JUD	2378	\$40,806.50	\$17.16
VERNON	26 PARK ST	JUD	4014	\$28,820.50	\$7.18
WATERBURY	11 SCOVILL ST	JUD	17040	\$287,044.00	\$16.85
WATERFORD	978 HARTFORD TPK	JUD	19962	\$491,265.00	\$24.61
WETHERSFIELD	225 SPRING ST	JUD	30618	\$485,907.72	\$15.87
WETHERSFIELD	225 SPRING ST	JUD	10206	\$162,582.00	\$15.93
WETHERSFIELD	936 SILAS DEANE HWY	JUD	21436	\$403,854.00	\$18.84
WINDHAM	81-101 COLUMBIA AVE	JUD	18545	\$716,273.00	\$38.62
WINDHAM	1320 MAIN ST	JUD	5980	\$80,730.00	\$13.50
BRIDGEPORT	100 FAIRFIELD AVE	MHA	25631	\$557,986.80	\$21.77
DANBURY	78 TRIANGLE ST	MHA	11056	\$160,311.96	\$14.50
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$159,600.00	\$21.00
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$93,066.96	\$19.49
OLD SAYBROOK	2 CENTER ST	MHA	1854	\$31,443.84	\$16.96
STAMFORD	712 SO. PACIFIC ST	MHA	478	\$12,000.00	\$25.10
STAMFORD	780 SUMMER ST	MHA	34000	\$860,199.96	\$25.30
TORRINGTON	249 WINSTED RD	MHA	15214	\$243,423.96	\$16.00
WATERBURY	95 THOMASTON AVE	MHA	20327	\$292,708.80	\$14.40
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$71,165.88	\$11.80
WEST HAVEN	270 CENTER ST	MHA	6800	\$103,224.00	\$15.18
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$146,095.92	\$16.00
HARTFORD	21 OAK ST	WCC	17100	\$333,450.00	\$19.50

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MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS/ SQ FT
HARTFORD	999 ASYLUM AVE	WCC	9974	\$179,532.00	\$18.00
MIDDLETOWN	90 COURT ST	WCC	7500	\$102,000.00	\$13.60
NEW BRITAIN	233-235 MAIN ST	WCC	8400	\$138,600.00	\$16.50
NEW HAVEN	700 STATE ST	WCC	8800	\$165,000.00	\$18.75
NORWICH	55 MAIN ST	WCC	9638	\$212,035.92	\$22.00
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$183,392.40	\$22.81
HARTFORD	1 CONSTITUTION PL	CAT	21115	\$538,432.44	\$25.50
HARTFORD	330 MAIN ST	CPC	4041	\$63,645.72	\$15.75
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$357,018.96	\$8.15
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$739,575.96	\$24.53
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$987,695.52	\$23.58
LITCHFIELD	63 WEST ST	DCJ	2600	\$49,074.36	\$18.87
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$42,500.04	\$24.01
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$62,516.64	\$8.34
BRIDGEPORT	10 MIDDLE ST	DRS	5785	\$108,999.96	\$18.84
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$57,813.60	\$56.08
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$73,072.68	\$18.97
HARTFORD	999 ASYLUM AVE	HRO	4427	\$79,686.00	\$18.00
HARTFORD	100 FARMINGTON AVE	MIL	1900	\$30,000.00	\$15.79
HARTFORD	55 ELM ST	OAG	204779	\$231,002.76	\$1.13
HARTFORD	999 ASYLUM AVE	OCA	5365	\$96,570.00	\$18.00
HARTFORD	60 B WESTON ST	OPA	17268	\$208,942.80	\$12.10
LITCHFIELD	63 WEST ST	PDS	725	\$14,811.72	\$20.43
ROCKY HILL	2275 SILAS DEANE HWY	PDS	4565	\$71,214.00	\$15.60
MIDDLETOWN	23-25 INDUST PK RD	SDE	37621	\$491,330.28	\$13.06
HARTFORD	765 ASYLUM AVE	TRB	13430	\$197,453.76	\$14.70
	PARKING LEASES				
BRIDGEPORT	95 CHAPEL ST	JUD	0	\$134,400.00	\$80.00
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	0	\$99,999.96	\$92.59
DANBURY	5 PARK PL	JUD	0	\$7,920.00	\$55.00
DANIELSON	CENTER ST. MUN. LOT	JUD	0	\$9,000.00	\$15.00
DERBY	ELIZABETH. & THOMPSON PL.	JUD	0	\$21,600.00	\$20.00
HARTFORD	286 SHELDON ST	DOC	0	\$0.00	\$0.00
HARTFORD	94 HUDSON ST	DCF	0	\$50,400.00	\$70.00
HARTFORD	240 PARK/CEDAR ST	DCF	0	\$72,160.20	\$72.45
HARTFORD	245 HAMILTON ST	DCF	0	\$39,780.00	\$39.00
HARTFORD	1 SIGOURNEY STREET	DAS	0	\$421,683.60	\$52.37
HARTFORD	155 MORGAN ST	DAS	0	\$800,000.00	grnd lse

APPENDIX A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS/ SQ FT
LITCHFIELD	RT. 63 & SOUTH ST	JUD	0	\$9,000.00	\$25.00
MERIDEN	142 CENTER ST	JUD	0	\$11,923.20	\$19.87
MERIDEN	54 W. MAIN ST	JUD	0	\$51,360.00	\$40.00
NEW BRITAIN	14 FRANKLIN SQ	JUD	0	\$27,300.00	\$65.00
NEW HAVEN	690 STATE ST	JUD	0	\$278,100.00	\$75.00
NEW HAVEN	1 TEMPLE STREET	CCC	0	\$970,200.00	\$115.50
NEW HAVEN	265 CHURCH STREET	JUD	0	\$158,100.00	\$85.00
NEW LONDON	19 JAY STREET	JUD	0	\$14,664.00	\$26.00
NEW LONDON	153 WILLIAMS ST	JUD	0	\$3,850.20	\$35.65
NORWICH	MARKET & SHETUCKET	JUD	0	\$6,000.00	\$5.00
WATERBURY	FREIGHT ST	DCF	0	\$24,000.00	\$25.97
WATERBURY	481-489 MEADOW ST	DCF	0	\$59,652.00	\$51.78
WATERBURY	BANK ST	JUD	0	\$0.00	\$0.00

APPENDIX B
LEASING AND PROPERTY TRANSFER
TRANSACTIONS APPROVED BY THE SPRB
FY 2016

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2015 - JUNE 30, 2016

ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	NET USABLE SPACE	COST PER NET USABLE SPACE	TERM OF LEASE Expiration	ANNUAL RENT
1	15-287	8/4/2015 APPROVED	DASIDS	DASIDS	925 Housatonic Avenue 442 Smith Street	BRIDGEPORT MIDDLETOWN	OFFICE SPACE + PARKING OFFICE SPACE + PARKING	57,430 218 parking spaces included 1,408 8 parking spaces included	\$16.25 \$12.00	8/1/2025 9/1/2020	\$893,227.50 \$16,886.00
2	15-158	8/1/2015 APPROVED	DASIDRS	DASIDRS	725 MAIN STREET	WILLIMANTIC	OFFICE SPACE + PARKING	12,091 3 parking spaces included	\$12.00	9/1/2020	\$14,092.00
3	15-146	8/24/2015 APPROVED	DASIDRS	DASIDRS	999 ASTLUM AVENUE	HARTFORD	OFFICE SPACE + PARKING	5,365 19 parking spaces	\$18.00	9/1/2020	\$96,570.00
4	15-193	9/2/2015 APPROVED	DASITR	DASITR	765 ASTLUM AVENUE	HARTFORD	OFFICE SPACE + PARKING	13,430 39 parking spaces included	\$17.40	9/2/2020	\$197,421.00
5	15-147	9/2/2015 APPROVED	9/1/2015 APPROVED	DASINCC	21 OAK STREET	HARTFORD	OFFICE SPACE + PARKING	17,100 64 parking spaces included	\$19.50	9/2/2020	\$333,450.00
6	15-207	9/1/2015 APPROVED	DASIDUD	DASIDUD	99 EAST RIVER DRIVE	EAST HARTFORD	OFFICE SPACE + PARKING	33,468 192 parking spaces included	\$20.58	10/3/2025	\$698,811.84
7	15-211	9/2/2015 APPROVED	DASIDDS	DASIDDS	25 THORPE AVENUE	WALLINGFORD	OFFICE SPACE + PARKING (Consent to Assignment)	27,601 130 parking spaces	\$16.40	11/2/2023	\$452,655.40
8	15-214	9/2/2015 APPROVED	DASIDDS	DASIDDS	25A-26A CONSTITUTION PLAZA	HARTFORD	OFFICE SPACE + PARKING	28,046 75 parking spaces included	\$28.37	10/1/2020	\$735,625.76
9	15-223	10/5/2015 APPROVED	DASIDDS	DASIDDS	370 JAMES STREET	NEW HAVEN	OFFICE SPACE + PARKING	5,857 24 parking spaces included	\$15.00	4/17/2026	\$87,855.00
10	15-238	10/22/2015 APPROVED	DASIDRS	DASIDRS	99 EAST RIVER DRIVE	EAST HARTFORD	OFFICE SPACE + PARKING (re-execution for missing Exhibit ref)	- 192 parking spaces included	\$0.00	10/3/2025	\$0.00
11	15-248	10/26/2015 APPROVED	DASIDHMS	DASIDHMS	308 WHITNEY AVENUE	NEW HAVEN	OFFICE SPACE + PARKING	4,776 21 parking spaces included	\$19.49	11/2/2020	\$93,084.24
12	15-247	11/2/2015 APPROVED	DASIDOC	DASIDOC	2200 THOMASTON AVENUE	WATERBURY	OFFICE SPACE + PARKING	9,644 42 parking spaces	\$18.55	3/21/2025	\$175,957.40
13	15-251	11/5/2015 APPROVED	DASIDGIOCOT	DASIDGIOCOT	55 ELM STREET	HARTFORD	OFFICE SPACE + PARKING (Amendment)	204,779 555 parking spaces	\$25.30	7/2/2025	\$283,609.50
14	15-262	11/3/2015 APPROVED	DASIDDF	DASIDDF	35A WEST MIDDLE TURNPIKE	MANCHESTER	OFFICE SPACE + PARKING	35,068 238 parking spaces included	\$16.00	4/30/2021	\$561,088.00
15	16-003	1/1/2016 APPROVED	DASIDDS	DASIDDS	50 SOUTH PARK STREET	WILLIMANTIC	OFFICE SPACE + PARKING (Consent to Assignment)	5,204 19 parking spaces included	\$15.78	1/5/2021	\$82,119.12
16	15-006	1/25/2016 APPROVED	DASIDDS	DASIDDS	225 NORTH MAIN STREET	BRISTOL	OFFICE SPACE + PARKING (renewal)	671 parking spaces	\$22.37	9/5/2016	\$5,700.00
17	16-020	2/8/2016 APPROVED	DASIDDS	DASIDDS	1 SIGOURNEY STREET	HARTFORD	PARKING (License)	19,650 20 parking spaces included	\$18.00		\$329,332.05
18	15-050	3/7/2016 APPROVED	DASIDRS	DASIDRS	190-196 MAIN STREET	DANBURY	OFFICE SPACE + PARKING	17,379 88 parking spaces included	\$18.55		\$136,080.00
19	16-057	'31/5/2016 APPROVED	DASIDDF	DASIDDF	131 WEST STREET	DANBURY	OFFICE SPACE + PARKING	9,972 21 parking spaces included	\$15.00	8/31/2021	\$12,572.00
20	16-073	4/4/2016 APPROVED	DASIDDS	DASIDDS	25 SCHOOL STREET	VERNON	OFFICE SPACE + PARKING (Amendment)	-			
21	14-235	6/2/2016 APPROVED	DASIDDS	DASIDDS	370 JAMES STREET	NEW HAVEN	OFFICE SPACE + PARKING (Amendment)	12,572 70 parking spaces included	\$15.00		
22	15-135	6/20/2016 APPROVED	DASIDDS	DASIDDS	24 WOLCOTT HILL RD	WEATHERSFIELD	MOU (cafeteria)	-			
1	15-155	7/20/2015 APPROVED	DASIDOC	DASIDOC	155 MORGAN STREET	HARTFORD	MOU (CCC parking)	300 parking spaces	\$18.00		\$10,912,175.91
2	15-191	8/20/2015 APPROVED	DASIDRS	DASIDRS	450 COLUMBUS BOULEVARD	HARTFORD	RELOCATION	-			
3	15-237	10/22/2015 APPROVED	DASIDSP	DASIDSP	1111 COUNTRY CLUB ROAD	MIDDLETOWN	WILLIMANTIC	12,091 3 parking spaces included	\$12.00	9/10/2020	\$145,092.00
4	15-278	12/30/2015 APPROVED	DASIDSP	DASIDSP	38 WELLINGTON ROAD	MILFORD	OFFICE SPACE + PARKING (Lease)	13,430 39 parking spaces included	\$14.70	9/2/2020	\$157,421.00
5	15-009	1/25/2016 APPROVED	DASIDDFOB	DASIDDFOB	450 COLUMBUS BOULEVARD	HARTFORD	OFFICE SPACE + PARKING	6,455 15 parking spaces included	\$12.31		\$83,349.12
6	16-051	3/7/2016 APPROVED	DASIDRS	DASIDRS	MORGAN STREET GARAGE	NEWINGTON	OFFICE SPACE + PARKING	10,027 31 parking spaces included	\$0.00		\$80,215.32
7	16-151	6/1/2016 APPROVED	DASIDAD	DASIDAD	MORGAN STREET GARAGE	DANBURY	OFFICE SPACE + PARKING	6,455 15 parking spaces included	\$12.91		\$53,349.12
8	16-142	6/27/2016 APPROVED	DASIDAS	DASIDAS	190-196 MAIN STREET	DANBURY	OFFICE SPACE + PARKING	19,550 20 parking spaces included	\$18.00		\$353,700.00
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASES OUT AS APPROVED BY STATE PROPERTIES REVIEW BOARD											
July 1, 2015-June 30, 2016											
ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE	CONTROLLING STATE AGENCY	ADDRESS OF LEASED SPACE	MUNICIPALITY	LESSEE	USE OF SPACE	DESC		
1	15-192	8/24/2015 APPROVED	DASIDAS	DASIDAS	155 MORGAN STREET GARAGE	HARTFORD	HARTFORD PARKING AUTHORITY	HPA offices	6,040 sqf		
2	15-183	10/1/2015 APPROVED	DASIDAS	DASIDAS	1461 SOUTH BRITAIN ROAD MS#23	SOUTHBURY	GRECHKA, RICHARD	state housing	7 room ranch		
3	15-252	11/5/2015 APPROVED	DASIDAS	DASIDAS	235 CAPITOL AVENUE	HARTFORD	EMANUEL LUTHERAN CHURCH (License out)	parking	100 spaces		
4	15-246	11/5/2015 APPROVED	DASIDCF	DASIDCF	825 HARTFORD TURNPIKE	HAMDEN	ATHLETIC FIELDS (License)	up to 20 parking spaces included			
5	16-122	2/11/2016 APPROVED	DASIDDS	DASIDDS	CASSIDY ROAD STAFF HOUSE #8	SOUTHBURY	GRECHKA, RICHARD	state housing	6 room duplex		

APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2016

6	16-049	3/7/2016 APPROVED	DASDIVA	VETERANS HOME BLDGS 7	ROCKY HILL	office space	2,635 sf
7	16-050	3/7/2016 APPROVED	DASDIVA	VETERANS HOME UNIT 1	ROCKY HILL	office space	1,400 sf
8	16-153	5/27/2016 APPROVED	DASDOS	1461 SOUTH BRITAIN ROAD MRSAC2-13	SOUTHBURY	state housing	225 sf dorm
1	15-152	5/16/2015 RETURNED	DASIDCF		KIMBERLY LUGOIS		
2	15-246	10/25/2015 SUSPENDED	DASIDCF	825 HARTFORD TURNPIKE	HAMDEN	ATHLETIC FIELDS (License)	up to 20 parking spaces
				225 HARTFORD TURNPIKE	HAMDEN	ATHLETIC FIELDS (License)	up to 20 parking spaces

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

Subleases - New or Renewals As Approved

JULY 1, 2015-JUNE 30, 2016

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	PROPERTY / ADDRESS	TOWN OR CITY	USE OF SPACE	PURCHASE PRICE
1	15-190	8/31/2015 APPROVED	DASIECSU	DASIECSU	393 PROSPECT STREET	WINDHAM	acquisition for campus expansion	\$ 215,000
2	15-280	12/29/2015 APPROVED	DASIDOC	DASIDOC	286 SHELDON STREET	HARTFORD	Exercise Right of First Refusal to Purchase	
3	16-041	2/11/2016 APPROVED	DASIDOC		286 SHELDON STREET	HARTFORD	approval of warranty deed	\$ 2,027,500

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

Sale/Licensing Accts.

JULY 1, 2015-JUNE 30, 2016

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	PURCHASE PRICE
1	15-149	7/1/2015 APPROVED	DASIWCSU	UNIVERSITY BLVD & PERFORMING ARTS	DANBURY	Installation of new sewer easement		
2	16-001	1/1/2016 APPROVED	DASIDEC	23-25 HIGH STREET	BRISTOL	surplus property	easement modification	\$80,000.00
3	16-013	2/1/2016 APPROVED	DASIDAS	61 CENTER STREET	BRISTOL	surplus property	.24 acres with 4,303 sf of two family	\$3,000.00
4	16-109	3/16/2015 APPROVED	DASIDM	PINE GROVE RD & NORTH OF SMITH ST	EAST LYME	conveyance	.61 acres with buildings	\$1.00
5	16-162	6/30/2016 APPROVED	DASIDCF	131 & 155 WADSWORTH STREET	MIDDLETON	conveyance	26,765+/- sf of land	
							2 parcels of land	
								\$ 84,001

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

Subleases - New or Renewals As Approved

JULY 1, 2015-JUNE 30, 2016

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	SUBLESSOR	NET USABLE SPACE	NET USABLE AREA	COST PER SF	TERM OF LEASE	ANNUAL RENT
					NONE							

APPENDIX C

Consultant Contract Activity - Legal Unit Report
 Approved by the State Properties Review Board (SPRB)
 Date range of this report: 7/1/2015 through 6/30/2016

PROJECT NO.	CONTRACT NO.	PROJECT DESCRIPTION	A/E FIRM	A/E FEE	AGMT TYP	DATE APPROV'D BY SPRB
CONSULTANT CONTRACTS						
BI-RT-344	BI-RT-844-ARC	ADD. & RENOV. EMMETT O'BRIEN THS	Drummey Rosane Anderson, Inc.	\$113,10.00	A4	15-097 7/20/2015
CF-RW-330	CF-RW-330c-A	RENOV. TO SHAFER HALL, ECSU	Strategic Building Solutions, LLC	\$910,560.00	C	15-144 7/6/2015
BI-CTC-488	BI-CTC-488-CA	NEW MFG. TECH. CTR. ASNUNTUCK CC	Downes Construction Company, LLC	\$625,464.00	C	15-173 8/17/2015
BI-2B-179	BI-2B-179-CAC	DEPT. PUBLIC HEALTH, ROCKY HILL	A Z Corporation	\$31,156.00	A6	15-176 8/20/2015
BI-RT-877	BI-RT-877-ARC	ADD. & RENOV. E.T. GRASSO THS, GROTON	Moser Pilon Nelson Architects, LLC	\$706,490.00	C	15-181 8/24/2015
BI-RC-393	BI-RC-393-ARC	REN/EXPAND KAISER HALL & ANNEX CCSU	Sasaki Associates, Inc.	\$1,615,840.00	C	15-210 9/10/2015
BI-RC-390	BI-RC-390-ARC	RENOV//EXPAND WILLARD & DILORETTA HALLS, CCSU	Tai Soo Kim Partners, Architects	\$40,832.00	A1	15-220 9/28/2015
BI-RW-295	BI-RW-295-Cac	FINE ARTS INSTR. CTR. ECSU, MINDHAM	Turner Construction Company	\$71,000.00	A1	15-232 1/28/2016
BI-FP-011	BI-FP-011-DBCA	FIVE (5) NEW REGIONAL FIRE SCHOOLS	Tecton Architects, PC	\$293,085.00	A1	15-233 10/13/2015
CF-RD-275	CF-RD-275-CA	CF-RD-275-CA	LaRosa Building Group, LLC	\$22,458.00	A1	15-235 12/21/2015
BI-2B-381	BI-2B-381-ARC	STATE OFFICE BLDG. RENOV. & NEW PARKING GARAGE	Amenta/Emma Architects PC	\$2,057,750.00	C	15-240 10/15/2015
BI-FP-14	BI-FP-14-DB	FAIRFIELD REGIONAL FIRE SCHOOL RENOVATIONS	Consigli Construction Co., Inc.	\$10,670,074.00	C	15-241 10/15/2015
BI-2B-382	BI-2B-382-ENG	BI-2B-382-ENG	RMF Engineering, Inc.	\$760,981.00	C	15-242 10/26/2015
CF-RC-380	CF-RC-380-DBCA	CAS CAPITOL AVE CRSSG. WASHINGTON ST. EXT.	Symmes Maini & McKee Associates Arch. + Eng. of CT., Inc.	\$19,540.00	A2	15-245 11/12/2015
BI-CTC-467	BI-CTC-467-CA	MASTER PLAN PH II RENOV. & ADD. NORWALK CC	Whiting Turner Contracting (THE)	\$1,185,743.00	C	15-258 11/19/2015
BI-CTC-436	BI-CTC-436-ENG	CAMPUS SITE IMPRV. NVCC	Macchi Engineers, LLC	\$78,684.00	A1	15-264 12/4/2015
BI-T-611	BI-T-611-ENG	QUINEBAUG VALLEY HATCHERY ENERGY & WATER SUPPLY	HDR Engineering, Inc.	\$296,563.00	C	15-265 12/7/2015
BI-RT-844	BI-RT-844-ARC	ADD/RENOV EMMETT O'BRIEN THS, ANSONIA	Drummey Rosane Anderson, Inc.	\$59,165.00	A5	15-266 12/7/2015
BI-RT-878	BI-RT-878-ARC	PLATT TECH HS. ADD. & RENOV. MILFORD	Drummey Rosane Anderson, Inc.	\$419,390.00	C	15-267 12/10/2015
BI-CTC-500	BI-CTC-500-ENG	Naugatuck Valley THS, Dsgn Ph Docs, bid & CA for heat & cooling	BVH Engineers, Inc.	\$398,600.00	C	15-269 12/17/2015
BI-CTC-500	BI-T-500-ENG	RENOV. TO PHYSICAL PLANT NVCC WATERBURY	B V H Integrated Services, P.C.	\$398,600.00	C	15-269 12/17/2015
BI-RC-390	BI-RC-390-CA	Willard & Diloreto Halls PreD & Dsgn Ph for reno	Strategic Building Solutions, LLC	\$1,905,200.00	C	15-276 1/14/2016
BI-CTC-437	BI-CTC-437-CA	CAMPUS RENOVATION ASNUNTUCK CTC	Morganti Group, Inc. (The)	\$59,380.00	A1	15-281 1/19/2016
BI-CTC-471	BI-CTC-471-ARC	MFG. QUINEBAUG	Silver Petrucci & Assoc., Inc.	\$3,850.00	A1	16-005 1/21/2016
BI-RT-858	BI-45-858-A-ENG	WELDING LAB RENOV. ELLA T. GRASSO THS	Bemis Associates LLC	\$10,560.00	A3	16-017 2/4/2016

PROJECT NO.	CONTRACT NO.	PROJECT DESCRIPTION	A/E FIRM	A/E FEE	AGMT TYP	DATE APPROV'D
BI-CTC-488	BI-CTC-488-CA	NEW MFG. TECH CTR. ASNUNTUCK CC ENFIELD HAMMONASSET BEACH STL PARK UTILITY POLE	Downes Construction Company, LLC B L Companies Connecticut, Inc.	\$74,344.00 \$47,000.00	A1 A3	16-018 16-027
BI-T -805	BI-T-605-ENG.	RENOV/NEW ADD. TO LAFAYETTE HALL, HOUSATONIC CC	Amenta/Emma Architects PC	\$18,370.00	A2	16-042
BI-CTC-455	BI-CTC-455-ARC	ADD/RENOV. ELLA GRASSO, GROTON	Moser Pilon Nelson Architects, LLC	\$7,929,500.00	A1	16-043
BI-RT -877	BI-RT-877-ARC	JOYNER HALL REPL.. NWCC, WINSTED	Northeast Collaborative Architects, LLC	\$105,980.00	A2	16-052
BI-CTC-427	BI-CTC-427-ARC	NEW ENGINEERING BUILDING @ CCSU	Amenta/Emma Architects PC	\$4,191,437.00	C	16-056
BI-RC -395	BI-RC-395-ARC	ROOF REPL. & MECH. IMPRV. WINDHAM THS, WILLIMANTIC	Gale Associates Inc. in CT as Gale Consultants, Inc.	\$177,350.00	A2	16-072
BI-RT -362	BI-RT-862-ENG	RENOVATION BURVILLE REG. FIVE SCHOOL	PDS Engineering & Construction, Inc.	\$11,540,000.00	C	16-079
BI-FP -13	BI-FP-13-DB-2	EASTERN FIRE SCHOOL	Carlton Construction Co., LLC	\$14,998,312.00	C	16-082
BI-FP -15	BI-FP-15-DB	Fee escalation for 16 mo. Delay	Downes Construction Company, LLC	\$297,583.00	A2	16-089
BI-CTC-427	BI-CTC-427-CA	Founders Hall Reno. For Allied Health & Nursing Barnard Hall additions & reno.	Moser Pilon Nelson Architects, LLC Sygals Associates, P.C.	\$82,495.00 \$1,625,555.00	A3	16-090 5/9/2016
BI-CTC-442	BI-CTC-422-ARC	Claims analysis for bldg. defects	Navigant Consulting, Inc.	\$307,000.00	A5	16-099
BI-RC -394	BI-RC-394-ARC	Camp Hartell Utility & Infrastructure Improvements	Alfred Benesch & Company, Inc.	\$5,500.00	T3B	16-106
BI-JA-217	BI-JA-217-ANLY	Pre-Design Study to upgrade the campus central heating & cooling BVH Engineers, Inc.	Nosal Builders, Inc.	\$9,200.00	A1	16-112
BI-Q -662	OC-DPW/MDE-00222	ADDITIONS & RENOVATIONS TO BARNARD HALL	Downes Construction Company, LLC	\$735,910.00	C	16-113
BI-CTC-500	BI-CTC-500-ENG	ADDITIONS & RENOVATIONS KAISER HALL & ANNEX	Amenta/Emma Architects PC	\$992,280.00	C	16-145
BI-RC -394	BI-RC-394-CA	MASTER PLAN PH II LAFAYETTE A/HLL. HCC		\$125,230.00	A3	16-155
BI-RC -393	BI-RC-393-CA			\$66,215,181.00		
BI-CTC-455	BI-CTC-455-ARC	*TOTAL OF REAL CONTRACTS NUMBER & VALUE COMPLETED TO DATE: 43				
ON-CALL CONTRACTS						
BI-JD -351	BI-JD-351-CA	Danbury Courthouse, curtain wall project.	Hill International Inc.	\$120,000.00	T2A	15-155
OC-DCS-MDE-0032	OC-DCS-MDE-0032	ON-CALL MULTI DISCIPLINED ENGINEERING	Langan Engineering & Environmental Services, Inc.	\$500,000.00	C	15-160
OC-DCS-VEH-0023	OC-DCS-VEH-0023	ON-CALL VEHICULAR PARKING CONSULTANTS	Alfred Benesch & Company, Inc.	\$500,000.00	C	15-161
BI-JA -462	BI-JA-462	REPAIR OF NEW HAVEN CORR. CTR. GARAGE	Macchi Engineers, LLC	\$185,000.00	T1	15-169
BI-T -813	BI-T-613-ARC	NEW MAINT. BLDG. SHERWOOD ISLAND, WESTPORT	Christopher Williams Architects, LLC	\$152,800.00	T2	15-170
BI-CTC-504	BI-CTC-504	REPL. BOILER BREECHING & CHILLER @ GREENWOODS HALL, NWCC	Kohler Ronan, LLC	\$107,750.00	T2	15-171
BI-RT -864	BI-RT-864-ARC	Vinyl Tech. Reno for Handicap Access. & FOG imprv.	Amenta/Emma Architects PC	\$5,800.00	T1B	15-172
BI-CTC-493	BI-CTC-493	PARKING GARAGE REPAIRS, HCC BRIDGEPORT, CT	Desman Inc. dba Desman Associates	\$160,461.00	T1	15-174

PROJECT NO.	CONTRACT NO.	PROJECT DESCRIPTION	A/E FIRM	A/E FEE	AGMT TYP	DATE APPROV'D	SPRB # BY SPRB
BI-MH-122	BI-MH-122	CAMPUS WIDE INFO. TECH. UPGRADE CVH	Diversified Technology Consultants, Inc	\$145,500.00	T2	15-175	8/27/2015
BI-N-337	BI-N-337	DESPP - CTS EAST HADDAM REMOTE SITE ENHANCEMENT	Milone & MacBroom, Inc.	\$1,800.00	TSA	15-179	8/20/2015
OC-DCS-ROOF-0023	OC-DCS-ROOF-0023	FEE INCREASE	Martin A. Benassi, , AIA Architect, LLC	\$500,000.00	A1	15-194	8/24/2015
OC-DCS-ROOF-0024	OC-DCS-ROOF-0024	FEE INCREASE	Hoffmann Architects, Inc.	\$500,000.00	A1	15-195	8/24/2015
OC-DCS-ROOF-0025	OC-DCS-ROOF-0025	FEE INCREASE	Gale Associates Inc. in CT as Gale Consultants, Inc.	\$500,000.00	A1	15-196	8/24/2015
OC-DCS-ROOF-0026	OC-DCS-ROOF-0026	FEE INCREASE	Wiss, Janney, Elstner Associates, Inc.	\$500,000.00	A1	15-197	8/24/2015
OC-DCS-EPA-0021	OC-DCS-EPA-0021	ON-CALL ENVIRONMENTAL POLICY ACT CONSULTANT	Fitzgerald & Halliday, Inc.	\$300,000.00	C	15-198	8/27/2015
OC-DCS-ROOF-0028	OC-DCS-ROOF-0028	FEE INCREASE	Silver Petrucci & Assoc., Inc.	\$500,000.00	A1	15-198	8/24/2015
OC-DCS-EPA-0022	OC-DCS-EPA-0022	ON-CALL ENVIRONMENTAL POLICY ACT CONSULTANT	Fuss & O'Neill, Inc.	\$300,000.00	C	15-200	8/27/2015
OC-DCS-EPA-0023	OC-DCS-EPA-0023	ON-CALL ENVIRONMENTAL POLICY ACT CONSULTANT	GZA GeoEnvironmental, Inc.	\$300,000.00	C	15-201	8/27/2015
OC-DCS-ROOF-0027	OC-DCS-ROOF-0027	FEE INCREASE	Hibbard & Rosa Architects	\$500,000.00	A1	15-204	9/3/2015
OC-DCS-MEP-0036	OC-DCS-MEP-0036	ON CALL MEP	Bernis Associates LLC	\$500,000.00	C	15-215	9/24/2015
OC-DCS-MEP-0037	OC-DCS-MEP-0037	ON-CALL MEP	Fuss & O'Neill, Inc.	\$500,000.00	C	15-216	9/24/2015
OC-DCS-MEP-0038	OC-DCS-MEP-0038	ON-CALL MEP	B V H Integrated Services, P.C.	\$500,000.00	C	15-217	9/25/2015
OC-DCS-MEP-0039	OC-DCS-MEP-0039	ON-CALL MEP	Van Zeltn, Heywood & Shadford, Inc.	\$500,000.00	C	15-218	9/24/2015
OC-DCS-MEP-0040	OC-DCS-MEP-0040	ON-CALL MEP	Salamone & Associates, P.C.	\$500,000.00	C	15-219	9/24/2015
BI-JA-467	BI-JA-467-MDE	Enfield Correctional, Water Storage Tank Repl.	Alfred Benesch & Company, Inc.	\$201,800.00	T4A	15-221	11/2/2015
BI-2B-386	BI-2B-386-ARC	PARKING LOT CONFIGURATION EXPANSION 505 HUDSON ST Freeman Companies, LLC	B V H Integrated Services, P.C.	\$21,558.00	T2A	15-222	10/1/2015
BI-MH-121	BI-MH-121	GARAGE REPAIRS GBCHMC BRIDGEPORT	Lawrence Mechanical, P.C.	\$188,355.00	T1	15-234	10/19/2015
BI-T-606	BI-T-606	SHERWOOD ISLAND STATE PARK WATER MAIN REPLACEMENT	Kohler Ronan, LLC	\$14,500.00	T2A	15-236	10/22/2015
BI-CTC-480	BI-CTC-480	REPL. RTU'S & WISC. HVAC UPGRADGES QVCC DANIELSON	Amenta/Emma Architects PC	\$1,250.00	T3A	15-253	11/9/2015
BI-RT-864	BI-RT-864	RENOV/IMPROV. TO HANDICAPPED ACCESSIBILITY MIDDLETOWN	Hill International Inc..	\$3,100.00	T1C	15-273	12/21/2015
OC-DCS-CA-0017	OC-DCS-CA-0017	FEES AND TIME INCREASE	HAKS Engineers, P.C.	\$1,000,000.00	A1	15-282	1/7/2016
OC-DCS-CA-0018	OC-DCS-CA-0018	FEES AND TIME INCREASE	Downes Construction Company, LLC	\$1,000,000.00	A1	15-283	1/7/2016
OC-DCS-CA-0020	OC-DCS-CA-0020	FEES AND TIME INCREASE	DPM CT Inc. d/b/a Diversified Project Management	\$1,000,000.00	A1	15-284	1/7/2016
OC-DCS-CA-0021	OC-DCS-CA-0021	FEES AND TIME INCREASE	A1 Engineers, Inc.	\$1,000,000.00	A1	15-285	1/7/2016
OC-DCS-CA-0022	OC-DCS-CA-0022	FEES AND TIME INCREASE	Kohler Ronan, LLC	\$23,500.00	T2A	15-287	1/4/2016
BI-CTC-504-MDE	BI-CTC-504-MDE	Northwestern CC, Boiler & Chiller Replacement	Morganti Group, Inc. (The)	\$300,000.00	C	16-002	1/11/2016

PROJECT NO.	CONTRACT NO.	PROJECT DESCRIPTION	A/E FIRM	A/E FEE	AGMT TYP	DATE APPROV'D SPRB # BY SPRB
OC-DCS-CA-0019	OC-DCS-CA-0019	FEES AND TIME INCREASE	Strategic Building Solutions, LLC	\$1,000,000.00	A1	16-004 1/19/2016
BI-CTC-490	BI-CTC-490	SITE IMPRV. QUINEBAUG VALLEY CG	Silver Petrucci & Assoc., Inc.	\$9,310.00	T9B	16-019 2/8/2016
BI-CTC-497	BI-CTC-497-ARC	TUTORING CENTER RENOV. 3 RIVER CC NORWICH, CT	Christopher Williams Architects, LLC	\$79,475.00	T1B	16-021 2/11/2016
BI-T-601	BI-T-601	MEIGS POINT NATURE CTR, PROVIDE CA SERV. FOR GENERATOR INSTALLAT	Northeast Collaborative Architects, LLC	\$2,420.00	T4D	16-023 2/11/2016
BI-JA-475	BI-JA-475	REPL. EXISTING FIRE ALARM SYSTEM, OSBOURNE CI	Diversified Technology Consultants, Inc.	\$149,500.00	T4A	16-046 2/22/2016
BI-Q-678	BI-Q-678-C-MEP	Branford Armory, Boilers, Hot Water & Bldg Mgmt Systems	Fuss & O'Neill EnviroScience, LLC	\$57,330.00	T1B	16-071 3/24/2016
BI-RT-871	BI-RT-871	BRISTOL TECH PAVING & SITE IMPROVEMENT	G M 2 Associates, Inc.	\$19,990.00	T1A	16-075 4/7/2016
BI-T-805	BI-T-805	HAMMONASSET BEACH SP MAJOR UTILITY REPLACEMENT	DPM CT Inc. d/b/a Diversified Project Management	\$282,059.00	T3	16-083 4/11/2016
BI-JD-358	BI-JD-358-ARC	WINDOW REPL. 172 GOLDEN HILL ST. BRIDGEPORT	T L B Architecture, LLC (Timothy Brewer)	\$159,462.00	T5	16-085 4/21/2016
BI-C-285	BI-C-285-MDE	Campus fire alarm & Commisary Sprinkler Project	Fuss & O'Neill EnviroScience, LLC	\$297,000.00	T3	16-111 5/5/2016
BI-T-813	BI-T-813-ARC	SHERWOOD ISLAND STATE PARK	Christopher Williams Architects, LLC	\$3,600.00	T2A	16-120 5/26/2016
OC-DCS-MDE-0028	OC-DCS-MDE-0028	INCREASE CONTRACT AMOUNT	B V H Integrated Services, P.C.	\$750,000.00	A1	16-156 6/13/2016
OC-DCS-MDE-0029	OC-DCS-MDE-0029	INCREASE CONTRACT AMOUNT	Fuss & O'Neill, Inc.	\$750,000.00	A1	16-157 6/13/2016
OC-DCS-MDE-0030	OC-DCS-MDE-0030	INCREASE MAXIMUM AMOUNT	Kohler Roman, LLC	\$750,000.00	A1	16-158 6/13/2016
OC-DCS-MDE-0032	OC-DCS-MDE-0032	INCREASE MAXIMUM AMOUNT	Langan Engineering & Environmental Services, Inc.	\$750,000.00	A1	16-159 6/13/2016
OC-DCS-MDE-0033	OC-DCS-MDE-0033	INCREASE MAXIMUM AMOUNT	Salacone & Associates, P.C.	\$750,000.00	A1	16-160 6/13/2016
OC-DCS-MDE-0034	OC-DCS-MDE-0034	INCREASE MAXIMUM AMOUNT	Diversified Technology Consultants, Inc	\$750,000.00	A1	16-161 6/13/2016
(1) TOTAL OF ON-CALL CONTRACTS NUMBER AND VALUE COMPLETED TO DATE:				\$20,594,300.00		
RUNNING TOTAL OF COMMISSIONS APPROVED TO DATE:				97	* GRAND TOTAL REAL & ON-CALL CONTRACTS NUMBER AND VALUE COMPLETED TO DATE: 97	

* (TOTAL INCLUDES POSITIVE AND NEGATIVE \$ NUMBER)

(1) ON-CALL CONTRACTS OR AMENDMENTS TO ON-CALL CONTRACTS